

The Building Ordinance of the City of Ladue, Missouri

Ordinance 1054, as amended through April 21, 2003

An ordinance repealing Ordinance No. 540, the City's Building Ordinance, as heretofore amended, by adopting the B.O.C.A. Basic Building Code, 1999, fourteenth edition (Ordinance 1820), the Building Officials Conference of America as the Building Code of this City, except where said B.O.C.A. Code conflicts with this ordinance.

Be it ordained by the Council of the City of Ladue, St. Louis County, Missouri, as follows:

Article 1 – Part A Administration and Enforcement

Section 100.0 Permits Required:

No person, firm or corporations shall erect, alter, enlarge, or repair (except minor repairs), any building or structure intended to be used for the shelter, support, or enclosure of persons, animals, or chattels; nor wreck, move or remove any such buildings; nor erect any retaining walls or fence wall, constructed of masonry, tile, or concrete; nor enclose any open shed or pavilion, within the City of Ladue, without first obtaining a permit authorizing same for the Building Commissioner. All construction referred to in such building permit must be completed within a period of time to be specified by the Building Commissioner, at time of issuance of permit, but not longer than 12 months, 18 months for a new residence, from the date of issuance of the permit, and if not completed within 12 months, 18 months for a new residence, from the date of issuance of said permit, the applicant shall pay to the City of Ladue, a penalty of \$25.00 per day for each day thereafter which is required to complete such construction. Completion shall include finished grading, seeding or sodding, and a finished driveway, or vehicle area where included in plans. It is provided, however, that the Building Commissioner, with the approval of the City Council, may extend the date for such completion without penalty, if he finds that the delay in completion has resulted from causes beyond the control of the builder. (*Ord. 1105*), (*Ord. 1782*)

Section 101.0 Cost of Permits:

The fee to be paid for a permit to erect a building, shed, or other structure in the nature of a building, or a retaining wall, fence wall, or smoke stack, or for the removal of a building from one place to another, shall be as follows:

\$2.00 for each \$100.00 (or part thereof) of estimated cost up to and including \$1,000.00 plus \$2.00 for each \$1,000.00 (or part thereof) of estimated cost over \$1,000.00 (*Ord. 315*).

The fee to be paid for a permit to alter, enlarge, or repair (except minor repairs as defined in ARTICLE 2, Section 201 of any of the above mentioned structures) shall be at the same rate as prescribed for the erection of new structures.

Section 101.1 The fee to be paid for a permit to wreck a building shall be five dollars (*Ord. 1315*) for every twenty-five hundred square feet of floor area or fractional part thereof. In making the calculation, the total floor area of each and every floor above the cellar shall be included.

Section 101.2 The fee to be paid for a permit to wreck a tower, retaining wall, fence wall, smoke stack, shall be five (*Ord. 1315*) dollars if the estimated cost thereof be less than one thousand dollars, and for every additional one thousand dollars of cost or fractional part thereof, the further sum of two (*Ord. 1315*) dollars shall be paid.

Section 102.0 No building to be altered without examination by Building Commissioner:

No building shall be enlarged, raised, altered, or built upon until it shall have first been examined by the Building Commissioner or his duly authorized agents and found to be in safe and good condition, to be enlarged, raised, altered, or built upon, and the fee for such examination shall have been paid.

Section 103.0 Alterations to conform to Ordinances:

No wall, structure, building party, or parts thereof, shall hereafter be built, constructed, altered, or repaired, except in conformity with the provisions of this Ordinance; provided, however, in the case of additions or repairs to schools, churches, and other public buildings that were constructed prior to the enactment of Ordinance No. 306, which do not comply strictly to the requirements of this ordinance, the Building Commissioner, with the consent of the Council, may permit additions or repairs to be made thereto in conformity with the existing construction of such building, if, in his discretion, he shall determine that such additions do not increase in any way the fire or other hazard involved; provided, further, that if any such hazard would be increased, the Commissioner shall impose such requirements imposed by this Ordinance, as shall eliminate such additional hazard.

Section 104.0 Reconstruction of Building Damaged by Fire – Cost of replacing decayed and dilapidated parts to be considered:

When any building in the City of Ladue is damaged by fire, the cost of replacing all decayed and dilapidated parts, if any, of such building, shall be added to the actual damage done by fire, and if the total thereby ascertained exceeds fifty percent of the actual cost to erect a new and similar building, exclusive of the foundations, on the identical site, if such building is repaired or ere built, the requirements of this ordinance shall be conformed to in every particular as required for the erection of new buildings.

Section 105.0 Form of application:

Application for permits shall be made in writing upon forms or blanks issued by the Building Commissioner. All applications shall state clearly and fully the work proposed to be done, the cost thereof, a reasonable time for the completion of such work, (*Ord. 1105*) and shall be signed by the owner or his agent and filed in the office of the Commissioner. All applications for a permit involving building or alterations with and estimated cost in excess of \$1,000.00 shall be accompanied by a deposit in the sum of \$10.00. This deposit shall be credited against the total fee for such building or alterations permit which is to be paid when the permit is issued; provided, however, that in the event the permit is issued but is not called for or accepted by the applicant within thirty days from the date of issuance, such permit shall be canceled and said deposit shall be forfeited. In the event the permit is applied for is not issued for any reason, said deposit shall be forfeited by the applicant. The Building Commissioner may require that said application shall contain or be accompanied by a statement in writing, sworn to before a notary public, giving the full name and residence of the owner, or owners, of the ground and structure, building, or shed up which it is proposed to do any work, or, if the work is proposed to be done or executed by any person other than the owner or owners of the ground, then the Building Commissioner may require a statement in writing, sworn to as aforesaid, giving the full name and the residence of such person or persons so acting as agent, lessee, or in any representative capacity, and that he or they are duly authorized by the owner or owners to perform said work.

Section 106.0 Drawings and Specifications:

True copies of so much of the drawings and specifications as in the opinion of the Building Commissioner may be required to illustrate the essentials of the construction and the equipment of the building shall be filed with the Building Commissioner and shall remain on file in his office at the City Hall for a period of two years following the completion or occupancy of said buildings, after which such drawings and specifications shall, upon demand, be returned by the Building Commissioner to the parties who deposited them. One copy of all non-residential drawings and specifications shall be retained in the permanent files of the Building Commissioner.

All drawings presented for examination or filing shall be drawn accurately to a scale on either cloth or paper, or may be such drawings reproduced on blue or other print. The building line shall be indicated on the foundation or first floor plans and the plan of each floor and all necessary elevations and sectional drawings to fully and clearly demonstrate the character and construction of the proposed work shall be furnished together with a plan of the lot upon which the building is to be built or altered, showing its proposed location on the lot, the location of all other building, if any, upon such lot. The plat shall be drawn to a scale, shall have written thereon the dimensions of the lot and buildings, and their location, and shall show the relation of building or buildings to present and proposed grades. No drawings shall be accepted unless accompanied by specifications sufficient to enable the Building Commissioner to obtain full and complete information as to the character of the work to be done and the methods to be employed. Specifications and drawings shall be in duplicate and agree in every respect and shall state the location and the lot number where the building is to be erected, and contain the name and address of the owner and shall bear the signature and seal of an architect registered in accordance with the laws of the State of Missouri, provided however, that the signature and seal of a professional engineer, registered in accordance with the laws of the State of Missouri, shall be sufficient for those projects which are primarily engineering in nature, as defined by the practice of professional engineering in the State of Missouri, including such architectural work as is incidental to the practice of engineering. The signature and seal of such architect or professional engineer shall not be required with respect to alterations or additions to existing buildings which are one-story in height and do not exceed 400 sq. ft. of floor space. This exception does not apply to any project which requires footings or framing requiring structural analysis or design. Also see Section X of Ord. 1175. (*Ord. 1593*)

Section 107.0 Approval of drawings and specifications on compliance with building code:

If the matters mentioned in any application for a permit, or if the drawings and specifications accompanying and illustrating the same indicate to the Building Commissioner that the work to be done is not in all respects in accordance with the provisions of this ordinance, he shall refuse to issue a permit until such applications, drawings, and specifications shall have been made to conform in every respect to the requirements thereof and of all other ordinances of the City of Ladue and when such applications and drawings and specifications conform thereto the Building Commissioner shall issue a permit, and shall file said application, and shall apply to the drawings and specifications to which the same have been applied, comply with the terms of this ordinance. The one set of drawing and specifications so stamped shall then be returned to such applicant.

Section 109.0 Revocation of permits:

If the work upon any building shall be conducted in violation of the provisions of this ordinance, as to the use or application of material or workmanship or by deviation from the approved drawings and specifications or by a false statement as to any material part contained in or accompanying the application upon which any permit has been issued, it shall be the duty of the Building Commissioner to revoke the permit for such building operations. And it shall be unlawful after the revocation of a permit for any person to proceed with such building operation until said permit shall first have been reinstated or reissued by the Building Commissioner. Before a permit which has been revoked, for any of the causes herein before mentioned shall be reinstated, the entire building and building site shall first have been placed in a condition corresponding with the requirements of this ordinance, and any work or material applied to the same, in violation of the provisions of this ordinance shall be removed from said building. The reinstating or reissuance of a permit shall be without cost to the owner, unless the cost of said building shall be found to have been materially increased over the amount stated in the application, in which case the fee shall be prorated as provided in ARTICLE 1, Section 101.0.

Section 110.0 Expiration of permits:

No permit shall be of any force or effect after the expiration of three months from the date of its issuance unless the work and operation called for by said permit shall have begun within such three month period. Further and notwithstanding the foregoing, that upon written application to the Building Commissioner stating

particular conditions which have prevented the beginning of such work or operation, the Building Commissioner or his duly authorized agents may authorize one extension of the expiration of said permit by a period of time not to exceed six months from the original expiration date. After the expiration of a permit as aforesaid, or the extension thereof, (*Ord. 1583*) a new permit shall be procured and the fee paid as required by this Building Ordinance before such operations can be begun. (*Ord. 1105*)

Section 111.0 Inspections of buildings:

All buildings hereinafter erected or altered in the City of Ladue will be inspected by the Building Commissioner or his representative. On not less than four occasions during the course of construction these inspections will be made unless the nature of the work is such that fewer inspections are deemed sufficient by the Building Commissioner. These four inspections (which will be the minimum for all buildings except as above noted) will be at such stages of construction as follows:

- A. At the time the excavation is completed, and before any footings or foundations are placed.
- B. After the placing of first floor joists or before pouring of first floor slab as the case may be.
- C. Before lathing and plastering commences.
- D. Final inspection prior to occupancy.

Such additional inspections will be made as may be deemed necessary by the Building Commissioner. A fee of \$15.00 will be charged for such building inspection (*Ord. 1315*).

Section 112.0 Duty to notify Building Commissioner when ready for inspection:

It shall be the duty of the owner or his duly authorized agent or builder to notify the Building Commissioner in writing whenever any building is ready for inspection, on each of the four occasions mentioned in the preceding Paragraph and on such other occasions as the Building Commissioner may require. Such notice must be given no later than 24 Hours before a time when the building is to be ready for such inspection, and no work shall be done beyond the required point as indicated in previous Paragraph, until such inspection has been made and approval given by the Building Commissioner.

Section 113.0 Duty of excavators and adjoining owners:

Every person who proposes to excavate so near the foundation of any building, wall, or other structure situated on an adjoining lot of land, belonging to another owner, as may be liable to render the condition of such building, wall, or other structure unsafe, shall notify the owner or owners thereof, in writing, at least three days before commencing such excavation that he proposes to make the same, and giving the size and approximate depth, a copy of which notice shall be filed in the office of the Building Commissioner, and it shall be the duty of the owner or owners thereof at his or their own expense, to protect and keep such building, wall, or other structure in a safe condition, and the owner or owners of the adjoining building, wall, or other structure, shall be permitted by the person making such excavation to enter upon the premises where such excavation is being made whenever necessary, to fully perform his or their duty as required by this Paragraph.

Section 114.0 Access to premises of adjoining owners:

It is hereby made the duty of every owner of a lot or parcel of land upon the presentation of the hereinafter mentioned notice, to permit the owner of an adjoining lot of land, or his duly authorized agent, to enter upon such lot of land for the purpose of repairing or removing any wall, building, or other structure, or any part thereof, when the same shall be in an unsafe condition and when such an adjoining owner shall have been notified in writing by the Building Commissioner, commanding him to remove, repair, or secure such wall, building, or other structure or any part thereof. And it is further made the duty of the persons so entering upon the land of another to protect the land, premises, and the building thereon, from damage by reason for such entry.

Section 115.0 Quality of materials:

All materials shall be of such quality for the purpose for which they are to be used as to insure, in the judgment of the Building Commissioner, ample safety and security to life, limb, and neighboring property.

Building materials are to conform to legal, trade, and manufacturer's standards, and shall be subject to the approval of the Building Commissioner, who may require certified copies of the result of tests made elsewhere, from the architect, engineer, builder, owner, or other interested parties.

Section 115.1: It shall be the duty of the owner and builder of any building in the City to keep the premises free of debris and as safe and neat-appearing as reasonably possible during the period of construction. The Building Commissioner shall make periodic inspections of the premises, and if any violation of this paragraph is observed he shall give written notice thereof to the owner or builder, and if such violation is not corrected within 7 days thereafter, the owner and builder shall pay to the City of Ladue a total penalty of \$25.00 per day for each day that such violation continues.

Section 115.2: In the event that any building or construction is begun, but not completed within the time permitted under the provisions of this Building Ordinance, and if the builder or owner, following the expiration of such time, fails to diligently proceed with such building and pay the penalty provided in paragraph 1 of this section of this Building Ordinance, then such partially completed structure may be condemned by order of the City Council upon reasonable written notice to such builder and owner. Any cost or expenses incurred by the City in removing such partially completed structure shall constitute a lien against the property, and a bill shall be prepared by the City Clerk and recorded in the office of the Recorder of Deeds of St. Louis County, Missouri (*Ord. 1105*).

ARTICLE 1. – PART B. **VIOLATIONS**

Section 116.0 Unsafe buildings – Duty of the Building Commissioner:

Whenever the Building Commissioner shall find any building, no matter for what purpose used, to be in an unsafe and dangerous condition, whether from internal or external cause or causes, or from the overloading of its floors or any other part thereof, or from insufficient strength for the purpose used or from natural decay, or from the manner of its construction, or any building used temporarily or permanently as a place of public assemblage, where large quantities of inflammable material is used for decorating or other purpose, and the same shall be found to be so arranged or in such quantities of inflammable material is used for decorating or other purpose, and the same shall be found to be so arranged or in such quantities and of such a character as to constitute an immediate and serious fire hazard and thus endanger the lives of persons in attendance therein, or any building from any other cause whatsoever shall become and at the time be in a condition such as to endanger the lives of persons, whether owners, lessees, tenants, occupants, employees, persons invited therein or person in or about such building, it shall be the duty of the Building Commissioner to at once notify in writing, the owner, proprietor or keeper, or in case of the building being only temporarily used for the then present purpose, in addition thereto, he shall notify the person in charge of the business for which such building is being used; such notice shall clearly state the caused of the unsafe condition thereof, and shall command the immediate vacation of the building for such purposes, unless it be found that the cause of the danger can be immediately removed. In that event, he shall command the immediate removal of the cause or causes, and upon a compliance therewith, shall permit the continued use of such building. If such cause or causes cannot be immediately removed, he shall give the owner, lessee, tenant, or occupant, twelve hours in which to proceed to properly secure such building; and upon the receipt of such notice it shall be the duty of the owner, lessee, tenant, or occupant to immediately secure same, provided however, that if such building cannot, by exercise of reasonable diligence, be placed in a safe condition within twenty-four hours, the Building Commissioner shall condemn the building, whereupon it shall be the duty of the Police Department to prevent any person from entering such building other than persons directly employed in securing it, until such time as the Chief of Police shall have been notified in writing, by the Building Commissioner, that the same is in a safe condition.

Section 116.1: In the event the Building Commissioner finds from a careful examination thereof that any building or structure in the City of Ladue which has been condemned as aforesaid cannot be placed in a safe

condition except by rebuilding substantially all of such building or structure, the Building Commissioner shall give written notice thereof to the owner of such buildings, who may within 5 days thereafter file a written protest or appeal from such ruling of the Building Commissioner to the City Council specifying in what respects the ruling of the Building Commissioner is claimed to be erroneous, and it shall be the duty of the City Council to thereafter forthwith hear and investigate such matter and decide such protest or appeal. If no such protest or appeal is filed, or if the action of the Building Commissioner is sustained by the City Council, it shall be the duty of the owner of such property to forthwith remove such building or structure. If the owner of such building or structure fails to begin such removal with 10 days after the ruling of the Building Commissioner becomes final, or having begun such removal fails at any time to proceed therewith reasonable diligence and dispatch, it shall be the duty of the Building Commissioner to remove such building or structure for the account of such owner, and upon the completion of such removal to forward a statement covering all costs and expenses incurred in connection therewith to the last known address of the owner of such property, and to file a copy of such bill, with an appropriate statement of claim, in the office of the Recorder of Deeds of St. Louis county, and the City of Ladue shall have a lien upon such property for the payment of such chargers so incurred plus interest thereon at the rate of 8% per annum from the date of such recording.

In the event the owner of such property refuses or neglect to remove such condemned building or structure within the time required under the above provisions, then such owner shall be guilty of a misdemeanor and shall pay to the City of Ladue a sum equal to the amount of said expenses incurred by the Building Commissioner, together with an additional sum of not less than \$10.00 no more than \$100.00, to each and every offense. Each day that any such condemned structure remains after the time within which the owner is required to removed same under the above provisions, shall constitute a separate offense subject to the penalties hereinabove provided.

Section 116.2 Penalty for violation: Any person, firm, or corporation that shall violate this ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine of not less than five dollars (\$5.00) and not more than five hundred dollars (\$500.00), and each day for which this ordinance may be violated shall constitute a separate offense.

Section 117.0 Duties of Building Commissioner and appointment of Deputies:

It shall be the duty of the Building Commissioner and his Deputies to enforce this Ordinance. The Building Commissioner may, with the consent and approval of the City Council, appoint such Deputies as may be necessary to carry out the provisions of the Ordinance, at such salaries as may be approved by the Council.

Section 118.0 Validity:

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 119.0 Conflicting Ordinances repealed:

Ordinance Nos. 306,373,393,441,448, and 540 and any other ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

Section 120.0 When effective:

This ordinance shall be in full force and effect from and after its passage as provided by law.

ARTICLE 2

DEFINITIONS AND CLASSIFICATIONS

Sections 200.0 to 218.0

For the purpose of this ordinance certain terms and words are herewith defined as set forth in Article 2 – Definitions and Classifications, BOCA code except as noted hereinafter.

Section 201.0 General Definitions:

Alterations, Minor: Shall be taken to mean slight alterations not affecting the structural parts, arrangements, or occupancy of a building and costing less than two hundred dollars.

Building Commissioner: Shall mean the Building Commissioner of the City of Ladue and his duties, who are charged with enforcement of this ordinance.

Cellar: Shall be taken to mean a story having more than one half of its height below the average level of the adjoining ground. A cellar shall not be counted as a story for purposes of height measurement.

Dwelling, One-Family: A detached building designed for or occupied exclusively by one family as a residence. Such building shall not be used for any other purpose.

Repairs, Minor: Shall be taken to mean slight alterations not affecting the structural parts, arrangements, or occupancy of a building and costing less than two hundred dollars.

Story, Half: Shall be taken to mean a story under a gable, hip, or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two feet above the floor of such story.

Section 202.0 Use Group Classification:

For the classification of all buildings according to use, refer to BOCA except for sections noted hereinafter.

Section 210.0 Use Group L. Residential Buildings:

Only single family dwellings are permitted.

Section 214.0 Construction Classification:

For the classification of buildings according to construction refer to BOCA except for sections noted hereinafter.

Section 215.0 Fireproof Construction Type 1A:

A building of 1A construction shall be taken to mean a building for special use such as:

- A. Any theater seating over 300 persons
- B. Any church seating over 400 persons
- C. Any hospital or sanitarium with more than 50 beds.
- D. Any other building where large numbers of persons meet or are housed, or buildings presenting special problems involving public health or safety.

For buildings of this type no permit shall be issued, unless and until the Building Commissioner shall have submitted all facts to the City Council, or the City of Ladue, and the Council shall have approved such issuance and stipulated the type of construction, safeguards to health and safety, and such other requirements as are deemed necessary in public interest.

Section 215.1 Fireproof Construction 1B: All buildings hereafter erected in excess of two and one-half stories in height shall be buildings of 1B construction unless required to be of 1A construction and also the following shall be buildings of 1B construction:

Every building hereafter erected to be used as a hospital or sanitarium, except those designated as 1A.

Every enclosure housing a high-pressure steam boiler, provided that a high-pressure steam boiler may be installed in a separate building of Type 3 construction; in the event the distance from the boiler to the roof or any other woodwork shall not be less than eight feet.

Every building coming within the provisions of this section which shall be converted or enlarged for any of the uses above mentioned.

Every building hereafter erected, altered, or enlarged to a height greater than forty feet shall be of type 1B construction.

Section 215.2 Roof Structure: Roof structure for pitch roofs may be of wood or exposed steel, providing all portions of these wood or steel roof members be separated from remainder of building by not less than 4" of

concrete of adequate strength and provided that any passage through this concrete be protected with approved fire door and provided the resultant attic space be unused except for minor storage. Provided, however, that roof structures for pitch roofs on buildings such as churches, gymnasiums, school playrooms, auditoriums, repair shops or other similar structures where such roof structure forms the ceiling of the room, may be of exposed steel or wood timbers, provided the fire hazard to other portions of the building, if any, or to other nearby buildings is not increased as a result of such open type of roof structure. The matter of whether or not such fire hazard is increased shall be determined by the Building Commissioner, and his written approval of any such application shall be required. Provided, further, that the Building Commissioner may require that such open type roof structure be separated from the surface roofing material of such roofs by 1" or more of non-combustible material should he deem that such additional fire protection is necessary.

Section 216.0 Type 2, Noncombustible construction:

Section 216.1: A building in which the interior structural parts are constructed wholly or in part of iron or steel which is not fireproofed or protected as required for buildings of Type 1 construction and on which the exterior walls are not of masonry may not be erected in the City of Ladue except in the "G" Industrial Zone. The exterior walls of such buildings shall not be of iron or steel but may be of other incombustible material.

Section 218.0 Type 4, Frame Construction:

No building of frame construction may be erected except for a residence, an accessory building to a private club or accessory buildings which are used in connection with a residence which do not exceed 400 square feet of floor area in the D and E residence zones or 600 square feet in all other residence zones. For further limitations of frame construction refer to Ordinance 917, Section 15, Paragraph (h), the Zoning Ordinance.

ARTICLE 3 GENERAL BUILDING LIMITATIONS

Sections 300.0 to 317.0

Refer to BOCA and to Ordinance 917: Zoning.

ARTICLE 4 SPECIAL USE AND OCCUPANCY REQUIREMENTS

Sections 400.0 to 431.0:

Refer to BOCA.

Section 424.0 Parking:

Minimum size for parking spaces shall be 9'-0" x 20'-0" for further details see Ordinance 917: Zoning and its amendment Ordinance 1033.

Section 425.0: Mobile Dwelling Units:

Mobile homes shall not be used as dwellings. See Section 2, Ordinance number 917.

Section 429.0 Swimming Pools:

See amended Sections 36-1, 36-4, and 36-5 of the City's Code of Ordinances.

Section 431.0 Fallout Shelters:

Atomic Fallout Shelters may be constructed in the City of Ladue; and such shelters shall comply with the minimum specifications of plans prepared for "The Family Fallout Shelter" of the Office of Civil Defense,

Department of Defense of the United States. Wherever possible such fallout shelters shall be constructed wholly inside of an existing enclosed building.

Where it is not possible to construct such fallout shelter inside of an existing building, all such shelters shall be constructed wholly underground and beneath the existing ground level at such place which shall not be made higher than the surrounding ground level, except for the intake and exhaust pipes or similar outlets which shall not extend higher than three feet above such ground level and shall be hidden from view by shrubs. No such shelter shall be constructed in any portion of the front yard of a lot, and the location thereof shall be subject to the side and rear yard line requirements applicable to other structures.

ARTICLE 5 LIGHT AND VENTILATION

Sections 500.0 to 523.0:

Refer to BOCA.

ARTICLE 6 MEANS OF EGRESS

Sections 600.0 to 626.4:

Refer to BOCA except as follows:

Section 611.3: In a two story building with 1000 square feet or less of floor space on the second floor, one stairway is permitted.

Section 614.1 Number of doorways: Every room with an occupancy load of more than fifty (50) or which exceeds three thousand (3,000) square feet in area shall have at least two (2) egress doorways and the doors shall not project more than twelve (12) inches beyond the street lot line complying with Section 312.4 (*Ord. 1321*).

Section 625.0 Exit signs and lights: Exit signs and lights are not required in church sanctuaries.

Section 626.4 Independent power source: Independent power source is not required for church sanctuaries with windows.

ARTICLE 7 STRUCTURAL AND FOUNDATION LOADS AND STRESSES

Sections 700.0 to 749.0:

Refer to BOCA except:

Section 729.0: Depth of footings: The bottoms of footings shall be a minimum of 3'-0" below the finish grade.

ARTICLE 8 – PART A MATERIAL AND TESTS

Sections 800.0 to 826.2

Refer to BOCA

ARTICLE 8 – PART B

STEEL, MASONRY, CONCRETE, GYPSUM AND LUMBER CONSTRUCTION

Sections 827.0 to 857.21:

Refer to BOCA except:

Section 835.5 Height of exposed concrete: The height of exposed concrete or concrete block foundation walls shall not exceed 6” above the finished grade (*Ord. 1128*).

Section 855.61 Bridging: Bridging is required for floor and ceiling joists in dwellings.

Section 855.72 Wood Shingles: Vertical grain shake shingles having a minimum thickness of ¾” at the butt end, and made of nonresinous Redwood, Cypress, or Western Red Cedar may be used on single family dwellings which are located not nearer than 30’-0” to any lot line, provided the chimneys on such dwellings are equipped with spark arresters of a type approved by the Building Commissioner. Ordinance 673.

ARTICLE 8 – PART C

BUILDING ENCLOSURES, WALLS AND WALL THICKNESS

Sections 858.0 to 877.3:

Refer to BOCA except:

Section 867.0 Thickness of solid masonry walls: One story buildings may be built with walls 9” in thickness where such walls do not exceed 12’-0” in height for 50’-0” of length, but no wall supporting girders or floor joists shall be less than 12” thick.

Section 870.2 Minimum thickness of foundation walls: Refer to BOCA except: In no event shall foundation walls be less than 10” around an excavated portion of a building and, if stone or concrete block not less than 15”.

Section 873.0 Waterproofing: The City of Ladue has on file in the City Hall, a plat dated February, 1949, showing anticipated high water levels of storm water floods based on a storm water and drainage survey by Harland Bartholomew and Associates.

No building shall be erected on ground shown on this plat as susceptible to flooding unless all floor levels are 18” or more above the anticipated high water level and all grades of unexcavated areas within the building or of finish grades adjacent to the building are 12” or more above the anticipated high water level, except that basements may be located below the anticipated high water level, provided all of the following conditions are complied with:

- A. The bottoms of all openings in basement walls are 18” or more above the anticipated high water level.
- B. The basement walls and floors are waterproofed and reinforced to resist a water pressure equivalent to that occasioned by the flood waters at the high level.
- C. An automatic sump pump is provided to expel to the exterior any seepage water entering the basement.

Section 876.9 Firestopping: Firestop all interior partitions.

ARTICLE 9

FIRERESISTIVE CONSTRUCTION REQUIREMENTS

Sections 900.0 to 928.0:

Refer to BOCA except:

Section 923.5 Noncombustible backing: Wherever wood stud partitions are to be finished on either of both sides with a material other than plaster or an equally fire resistant material, such finishing material shall have between it and the wood studs, sheets of material over the entire area in question whose fire resistant qualities are equal to those of asbestos board or gypsum board, and which are not less than ¼" thick.

**ARTICLE 10
CHIMNEYS, FLUES AND VENT PIPES**

Sections 1000.0 to 1020.0:

Refer to BOCA except:

Section 1009.12 Metal Chimneys: Gas furnaces which have a capacity of 90,000 BTU or more shall be equipped with a class A flue.

**ARTICLE 11
HEATING EQUIPMENT AND APPLIANCES MOUNTING,
CLEARANCES AND CONNECTIONS**

Sections 1100.0 to 1139.0:

Refer to BOCA.

Section 1140.0 Condensing Appliances:

Section 1140.1 Vent materials and configuration: The operating of condensing appliances is such that the flue products are cooled to approach the dewpoint while still within the appliance, resulting in low vent gas temperatures which may dictate the use of venting materials and configurations unsuitable for condensing appliances. Condensing appliances shall be considered as properly vented when installed in accordance with their approval and the manufacturer's instructions. Venting requirements as set forth in this article need not apply, except as provided for in other Articles of the BOCA code (*Ord. 1324*).

**ARTICLE 12
FIRE PROTECTION AND FIRE-EXTINGUISHING EQUIPMENT**

Sections 1200.0 to 1220.0:

Refer to BOCA.

**ARTICLE 13
PRECAUTIONS DURING BUILDING OPERATIONS**

Sections 1300.0 to 1323.0:

Refer to BOCA.

**ARTICLE 14
SIGNS AND OUTDOOR DISPLAY STRUCTURES**

Sections 1400.0 to 1417.0:

See Section 35 of the City's Code of Ordinances.

Section 1417.0: "Par. 26; Lighting: No lights shall be placed or maintained on any property used for commercial or industrial purposes and located adjacent to property zoned and used for residential purposes, in such a manner that said lights illuminate or create a glare on, in, or about such residential property. The Building Commissioner shall check all plans presented for compliance with this section and shall not approve any plans which will create a violation of the above provisions."

**ARTICLE 15
ELECTRIC WIRING AND EQUIPMENT**

Sections 1500.0 to 1506.0:

Refer to BOCA.

**ARTICLE 16
ELEVATOR, DUMBWAITER AND CONVEYER EQUIPMENT,
INSTALLATION AND MAINTENANCE**

Sections 1600.0 to 1621.0:

See Ordinance 1023.

**ARTICLE 17
PLUMBING, DRAINAGE, AND GASPIPING**

See Ladue Ordinance 62, 75, 200, & 655.

**ARTICLE 18
AIR CONDITIONING, REFRIGERATION, AND MECHANICAL
VENTILATION**

Sections 1800.0 to 1814.0:

Refer to BOCA.

**ARTICLE 19
PREFABRICATED CONSTRUCTION**

Sections 1900.0 to 1919.0:

Refer to BOCA.

**ARTICLE 20
LIGHT-TRANSMITTING PLASTIC CONSTRUCTION**

Sections 2000.0 to 2004.0:

Refer to BOCA.

ARTICLE 30
ELECTRICAL, EXPLOSIVES, AND WEIGHTS
AND MEASURES CODE

Section 3000.0:

The St. Louis County Electrical, Explosives, Weights and Measures Codes, as amended, Chapter 30 of the Building Code as amended, and that part of the Mechanical Code as it applies to periodic mechanical inspections and amusement devices only, as amended, which were adopted by the County of St. Louis on March 17, 1994, June 8, 1994, October 18, 1971, March 17, 1994, and March 17, 1994 respectively, are hereby adopted as the Electrical, Explosives, Weights and Measures, Elevator and Amusements Codes of the City of Ladue, St. Louis County, Missouri, as if fully set out herein.

Section 3000.1:

The Mayor, on behalf of the City of Ladue, Missouri, is hereby authorized to enter into an agreement with St. Louis County, Missouri, for the enforcement of the Electrical, Explosives, Weights and Measures, Elevator, and Amusement Codes of the City of Ladue, Missouri, as adopted by Ordinance 1599.

Passed this 8th day of August, 1972.
By Richard D. Shelton, Mayor

Approved this 8th day of August 1972
By Richard D. Shelton, Mayor

ATTEST:
Vincent E. Komor, City Clerk